

FOR SALE

Free-Standing Restaurant at Huron Plaza

790 W. 84th Avenue | Thornton, CO



TURN KEY RESTAURANT AVAILABLE FOR SALE



Overview

BUILDING SIZE	7,481 SF
LAND SIZE	1.1 Acres
SALE PRICE	\$1,300,000.00
PARKING	64 spaces, plus cross parking w/ Huron Plaza
CITY / COUNTY	Thornton / Adams
YEAR BUILT	1988

Property Highlights

- Large dining area with private event space
- Full-service kitchen and bar
- Half a mile to I-25
- Excellent restaurant opportunity with drive-thru capabilities
- Opportunity for a stand-alone pad development

Nearby Retailers



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	21,522	144,046	329,382
Total Households	7,383	50,920	119,706
Average HH Income	\$61,231	\$66,622	\$75,334
Daytime Population	16,012	117,857	289,775

Year: 2019 | Source: Esri

Traffic Counts

W 84th Ave: w/o I-25	36,692 VPD
W 84th Ave: w/o Greenwood Blvd	23,035 VPD
Total	59,727 VPD

Year: 2016, 2018 | Source: DRCOG

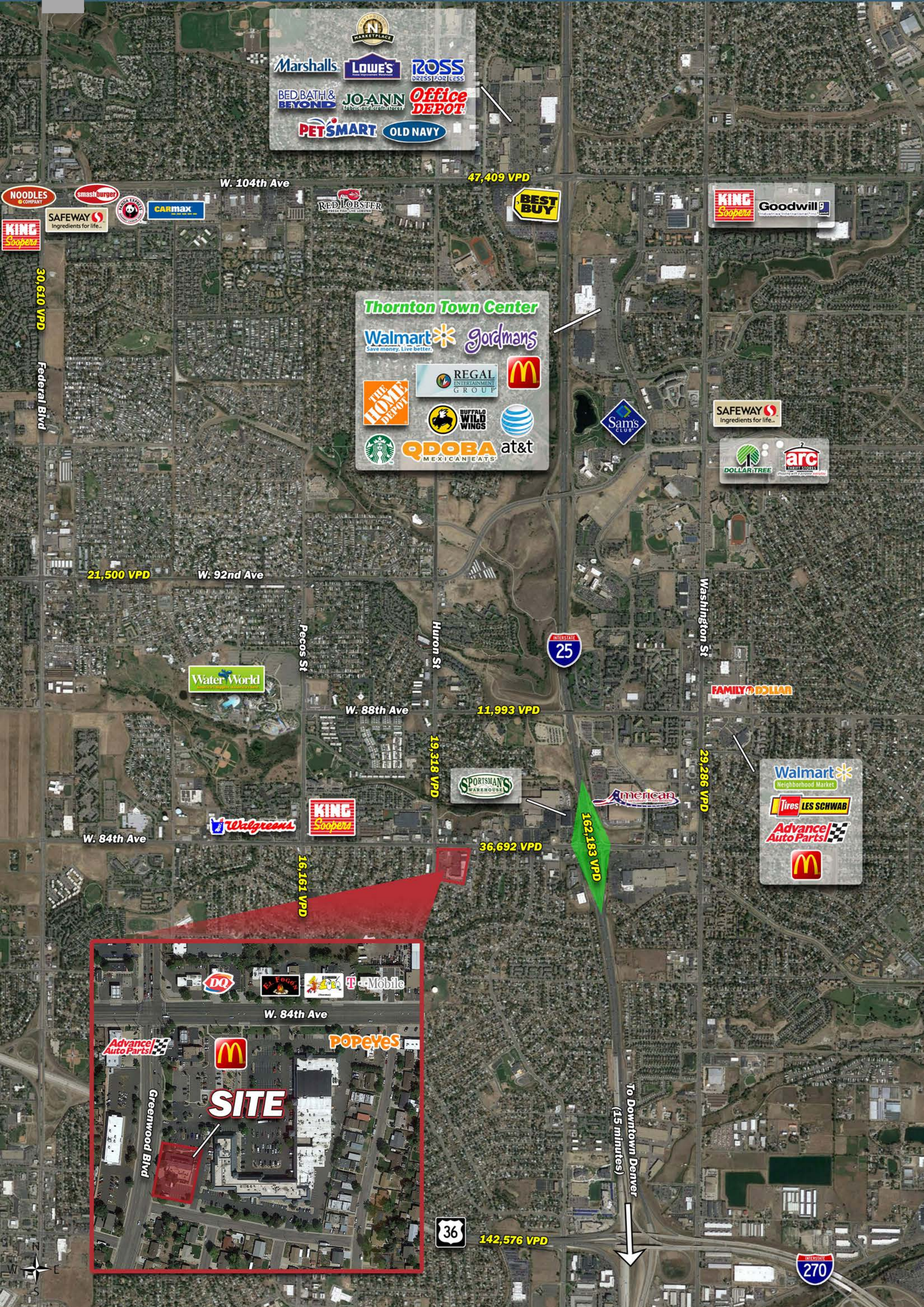
Contact



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	1 mile	3 miles	5 miles
Population			
2000 Population	18,081	126,561	280,968
2010 Population	20,054	132,171	301,603
2019 Population	21,522	144,046	329,382
2024 Population	22,230	149,539	343,684
2000-2010 Annual Rate	1.04%	0.43%	0.71%
2010-2019 Annual Rate	0.77%	0.93%	0.96%
2019-2024 Annual Rate	0.65%	0.75%	0.85%
2019 Male Population	49.9%	50.2%	50.1%
2019 Female Population	50.1%	49.8%	49.9%
2019 Median Age	30.4	33.6	34.5
Households			
2000 Households	6,716	46,570	102,704
2010 Households	6,971	47,129	110,535
2019 Total Households	7,383	50,920	119,706
2024 Total Households	7,613	52,754	124,780
2000-2010 Annual Rate	0.37%	0.12%	0.74%
2010-2019 Annual Rate	0.62%	0.84%	0.87%
2019-2024 Annual Rate	0.62%	0.71%	0.83%
2019 Average Household Size	2.91	2.82	2.73
Housing Units			
2019 Total Housing Units	7,757	52,718	123,725
2019 Owner Occupied Housing Units	3,571	31,135	73,836
2019 Renter Occupied Housing Units	3,811	19,785	45,870
2019 Vacant Housing Units	374	1,798	4,019
Race and Ethnicity			
2019 White Alone	61.1%	68.0%	71.1%
2019 Black Alone	2.4%	1.9%	2.1%
2019 American Indian/Alaska Native Alone	2.0%	1.8%	1.6%
2019 Asian Alone	3.0%	3.9%	4.0%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	60.1%	51.4%	43.6%
Income			
2019 Median Household Income	\$51,220	\$54,329	\$59,628
2019 Average Household Income	\$61,231	\$66,622	\$75,334
2019 Per Capita Income	\$21,052	\$23,609	\$27,375
2019 Population 25+ by Educational Attainment			
Total	12,828	92,434	215,538
High School Graduate	22.3%	23.9%	22.7%
GED/Alternative Credential	8.4%	7.5%	6.3%
Some College, No Degree	21.2%	21.4%	21.7%
Associate Degree	8.5%	8.3%	8.3%
Bachelor's Degree	10.8%	12.2%	16.2%
Graduate/Professional Degree	4.2%	4.6%	7.4%
Daytime Population			
2019 Total Daytime Population	16,012	117,857	289,775
Workers	5,395	47,278	133,079
Residents	10,617	70,579	156,696